

MINUTES OF THE MEETING OF NEWTON & NOSS PARISH COUNCIL

Held on 24 March 2011

PRESENT Mr. Cooper Mrs. Hinchliffe Cllr Cooper Mr. Carter Mr. Gough  
(Vice-Chairman)  
Mr. Hussell Mr. Buckland Mr. Matthews

ALSO PRESENT Mrs. McDonough (Clerk)

5 parishioners were present for part of the Meeting

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**OPEN FORUM**

**Standing Orders-** a parishioner raised a question about the impact of the Localism Bill upon the Parish Council's Standing Orders. The parishioner was advised that draft revised Standing Orders in accordance with the latest National Association of Local Councils Model, was on the agenda for discussion and adoption. The Standing Orders required to be reviewed periodically in accordance with best practice and would be undertaken if and when the Localism Bill was passed. The parishioner asked if small councils would be amalgamated. He was advised that the Parish Council had received no such indication.

**Village Housing Initiative-** a parishioner enquired about the plans currently under consideration. The parishioner was shown plans which had been rejected at the last Design Workshop on 24 February due to the impact of the gardens backing on to a neighbouring property and residents having to walk past each other's front doors to get to their own properties. The houses had however been set back further from the road. The new draft plans showed the houses pushed back slightly from the road. The parishioner was concerned that the new drafts did not take into account the concerns of the village and that there appeared to be little transparency. Cllr Cooper had been in meetings that morning and there was due to be another Design Workshop to address concerns.

Another parishioner asked if the affected neighbouring resident had raised an objection to the plans discussed at the first design workshop meeting. He was advised that there had been an objection to the concept of homes being built there. The parishioner suggested that as it was a community project then it should come from the community and that there was no authority for the Parish Council to reject or accept plans without prior consultation. The parishioner was advised that it was a project brought by Tor Homes and not a community project. Tor homes were under no obligation to consult. Three representatives had been appointed by the Parish Council to talk to Tor Homes. It was suggested by the parishioner that once the new set of plans had been produced then they should be seen.

Another parishioner suggested that the issue of the position of the houses should be considered carefully in light of village opinion.

**Land to the east of 85 Court Road** - the applicant spoke in support of his application passing in a copy of a letter from the Parish Council to the Department of Environment dated 3 November 1986 and making hard copies of his representations available to Parish Council Members. A neighbouring parishioner spoke in objection to the plans.

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**In the absence of the Chairman, the Meeting was chaired by the Vice Chairman Mr. Alan Cooper.**

**88/11 APOLOGIES FOR ABSENCE** –apologies for absence were noted from the Chairman, Mr. Taylor and Mr. Tubb.

**89/11 MINUTES** – The Minutes of the Meeting 24 February were confirmed and signed as a correct record

**90/11 INTERESTS TO BE DECLARED**

Members were invited to declare interests in the items for discussion during the course of the Meeting. No interests were declared.

**91/11 PROPOSAL TO VARY THE AGENDA** –

RESOLVED: that items relating to consideration of quotations for resurfacing Noss Hard should be considered in Committee. (Vote: Unanimous)

RESOLVED: that items relating to consideration of quotations for handrails for the Donkey Path should be considered in Committee. (Vote: Unanimous)

1/24March2011.....Chairman

RESOLVED: that in accordance with Standing Order 15 it was agreed that the issue relating to the timetable changes for the no 94 bus required immediate attention and should be discussed. (Vote: Unanimous)

### **92/11 No 94 BUS TIMETABLE CHANGES**

It was agreed that the Vice Chairman, Cllr. Cooper, Mr. Hussell and Mr. Matthews would, subject to commitments, attend a meeting with the bus users, Tally Ho coach company and Cllr. William Mumford to discuss concerns about the termination of the last evening bus service from Plymouth.

### **93/11. PLANNING**

**93.1 SHDC planning decisions** – The most recent decisions received were noted;

i) **Riverside House, Riverside Road West 37/0103/11/F**-Householder application for side extension to provide

boot room and store with dressing room attic room over including new porch entrances. **SHDC:** Refused

ii) **17 Yealm Road 37/0168/11/F** Householder application for extension and alteration to existing dwelling. **SHDC:** Withdrawn

iii) **Land Opposite 60 Noss Mayo 37/0942/10/F D.O.E. Appeal Reference: APP/K1128/A/10/2141870**

Resubmission of 37/1944/09/F for proposed new dwelling with parking. **Planning Inspectorate:** Appeal Dismissed

iv) **Court House, Yealm Road 37/0175/11/TW**- Work to Tree Preservation Order Trees. South Hams District Council (Parish of Newton & Noss) (No.23) Tree Preservation Order 2004. Register Number of Notice: 3128

**SHDC:** Consent granted

v) **Redlands, Court Wood 37/0011/11/F** Resubmission of 37/2371/10/F for replacement detached dwelling.

Cllr. Cooper advised that SHDC had granted the application.

#### **Applications received –**

**93.2. Watersmeet, 63 Court Road 37/0511/11/F** Householder application for extension and alterations to dwelling.

DECISION: No objection (Vote: 7 for, 1 abstention)

**93.3. Bridgend House, Bridgend 37/0509/11/F** Householder application for proposed rebuilding of small barn building and additional timber extension. The site adjoined/affected a public right of way.

DECISION: No objection (Vote: 7 for, 1 abstention)

**93.4 84 Court Road 37/0502/11/F** Householder application for replacement garage with home office over. DECISION: No objection (Vote: 4 for, 4 abstentions)

**93.5 Vine Cottage, Riverside Road West 37/0595/11/F** Permission to replace extant planning consent for

37/0901/08/F for garden room/ boat store/shed ancillary to house. DECISION: Objection. The planned building blocked the view of the river. This could be mitigated by the design being modified and having, for example,

four small roof lights thereby lowering the roof. (Vote: 7 in favour of objecting, 1 abstention)

**93.6. The Old Cider Press, Parsonage Road 37/0594/11/Tw** Work to Tree Preservation Order Trees. Register number of Notice: 3139 DECISION: No Objection (Vote: 7 for, 1 abstention)

**93.7 Land To The East Of 85 Court Road 37/0625/11/F** Erection of a dwelling with associated vehicular access.

DECISION: Objection. The proposed development was in an Area of Outstanding Natural Beauty. The

Parish Council supported the policy that there should be no builds in that area. (Vote: 5 in favour of objecting, 1 against, 2 abstentions)

**93.8 3 Butts Park 37/0626/11/F** Householder application for creation of off road parking. DECISION: No Objection (Vote: 7 for, 1 abstention)

**93.9 Hoarstone Cottage, Bridgend 37/0624/11/F** Householder application for extension.

DECISION: No Objection (Vote: 6 for, 2 abstentions)

#### **Planning Appeals-**

**93.10 Land Opposite 60 Noss Mayo-** the Council considered a report of the appeal site visit on 1 March 2011. The representative from SHDC had not attended. It was felt public attendance at the site visit had been effective.

**93.11 Village Committee-** a suggestion by a parishioner to form Committee with respect to planning applications was considered. It was felt that the Parish Council currently undertook this role. An RYDA representative advised that he had organised a discussion group on a Google site where RYDA members were invited to comment on controversial planning applications which were then formulated into one response and sent on behalf of the RYDA. The parishioner would be referred to the RYDA.

**93.12 Proposed Planning Application:** Yondercombe, Noss Mayo: the Parish Council considered a request for a letter in support of an application to build, in principle, which could then be considered by SHDC. The applicant was local. He and his wife were both key workers with children and were hoping to build in his grandfather's garden. It was felt there would be support for the principle in Noss Mayo. RESOLVED: To support, in principle, the proposal to build a house in the grounds of "Yondercombe". (Vote: 4 in favour, 2 against, 2 abstentions).

**94/11 VILLAGE HOUSING INITIATIVE-**

A further "crunch" meeting/design workshop was to be held with Tor Homes and SHDC. The Parish Council representatives were aware of the feedback from parishioners and that the revised scheme still did not meet the comments made at the public consultation at the latter end of last year. The alternative plan, drawn by a local architect, provided for a Devon Bank and service road between the housing and Parsonage Road which would lessen the impact on neighbouring houses. The representatives had been advised that there was an issue with the position of drainage which prevented this. Despite being previously told to the contrary, and Cllr Cooper having asked for the Highways report which had not been forthcoming, DCC Highways did not appear to have any issues with the position of the access roads as previously thought. Tor homes had not presented any business case numbers to demonstrate that their plans were the only option. It was suggested that all key stakeholders should be present at the next meeting including the landowner. The landowner's house was not in the agreed position which was important as no contract had been signed as yet with him. Cllr. Cooper suggested that this could in effect be considered a crisis meeting as there was every chance of Tor Homes pulling out.

It was agreed the Council representatives attending the next design workshop meeting should argue for the alternative scheme drawn up by the local architect with a fallback position of the scheme rejected by the subgroup at the last meeting with Tor Homes.

**95/11 NOSS PLAY PARK-**

Mrs. Hinchliffe made a report on progress on improvements .The Leylandii hedging had been removed from all four sides of the park. The fencing on the roadside was so rotten that it had collapsed. The fencing to the south side was not a "stock proof" fence and did not comply with the land covenants. Other sections of the fencing were also rotten. The Community Hedge Planting Day the following Sunday was to proceed. Any unused hedging plants would be taken by one of the volunteers and healed in to their land until autumn. There was a concern that with late planting, some may not take and would need to be replaced. It was agreed that there would be no hedging planted on the border adjacent to the field and part of the border to the woods, to enable the views. The contractor's work had been inspected by the Chairman and Vice Chairman who had authorised payment of his invoice in the sum of £1010.It was agreed that the Clerk would report the state of the play park fencing to SHDC and ask them to give urgent attention.

**96/11 SOUTH HAMS DISTRICT COUNCIL ASSET TRANSFER-** it was agreed that a working group would need to be formed to investigate the implications of the transfer of land assets following the May Elections. **Agenda June.**

**97/11 ADMINISTRATION-**

**97.1 Standing Orders and Financial Regulations-** the Standing Orders and Financial Regulations had been circulated for approval following review by the Mr. Matthews, Mrs. Hinchliffe and the Clerk. All mandatory sections had been included with the discretionary sections amended to cover the Parish Council's requirements/needs. RESOLVED: To adopt the Standing Orders and Financial Regulations drafted in accordance with the model standing orders for Local Councils (2010) prepared by National Association of Local Councils as amended. (Vote; Unanimous)

**97.2 Journal of Local Planning-** it was agreed not to subscribe to the publication in light of the costs involved (£50 p.a. for four issues)

**97.3 Community Sailing-** an invoice from Mount Batten Boathouse had been received for the full amount of the costs for the outboard engine, the costs of which the Council had agreed to contribute 25% at their 11 November 2010 Meeting. ( Min 320.1 refers).RESOLVED: in light of VAT regulations, the Parish Council were unable to authorise payment for the full amount and that the invoice should be made out for 25% only enabling the Parish Council to reclaim VAT on that part only.(Vote: Unanimous)

**98//11 AUTHORISATION OF PAYMENTS** – Cheque payments were authorised and signed in accordance with the schedule prepared by the Clerk, checked by Mr. Hussell and listed below.

The following cheques were authorised totalling: **£1069.91**

**Payments 18 March 2011**

Chq No	PAYEE	DETAIL	AMOUNT
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	3/24March2011	.....Chairman	
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1285	P. Trinder	Noss Play Park: hedge removal	£1,010.00
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**Payments 24 March 2011**

1286	J Allen	Reimbursement: Shovel for Pillory Hill grit bin	£12.91
1287	SpatialTech (UK)Limited	ParishOnline set up and annual fee	£47.00
<b>Total</b>			<b>£1,069.91</b>

*\*Section 137 Local Government Act 1972 payments: Nil*

*Total to date:£1335*

**In Committee**

**99/11 HANDRAILS**- quotations received for the hand rails for the Donkey Path were opened and considered. Concerns regarding cost and the necessity for a handrail from a neighbouring parishioner were noted as was the steepness of the lower section of the path. It was agreed that as the Chairman and Mr. Taylor had detailed knowledge of the Donkey Path and the arrangements for the hand railings that the matter should be put back to the Meeting on 14 April.

**100/11 NOSS HARD**- RESOLVED; To accept the quotation from Mr. Guy Selleck for completion of Noss Hard resurfacing in the sum of £1678 plus VAT. (*Vote: Unanimous*)

*The Meeting closed at 9.25 pm*

4/24March2011.....Chairman